LOT 12
IN OR 2250/1605
NORTHBROOK PB 7/285

MONTOOTH APRIL & BRADLEY
87096 FARNSWORTH DR
YULEE, FL 32097

2025

43-3N-28-1460-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

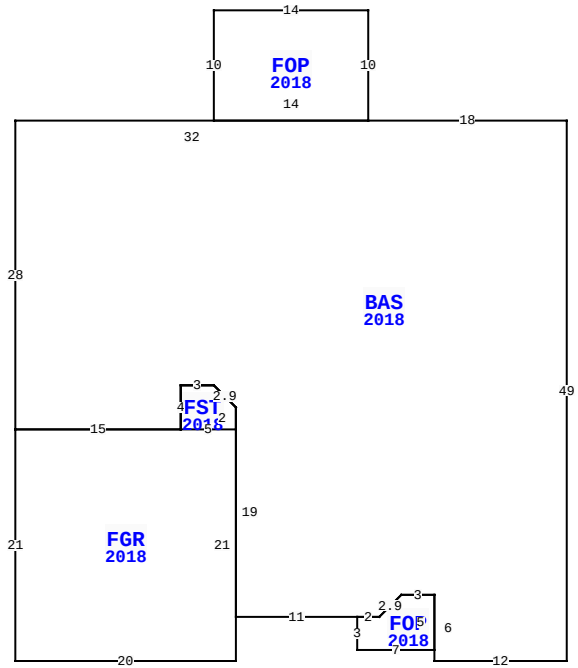
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4074.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	2018	1,932	197,089
FGR	438	55	2018	241	24,586
FOP	29	30	2018	9	918
FOP	140	30	2018	42	4,284
FST	18	55	2018	10	1,020
TOTALS	2,557			2,234	227,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	106.8200	106.82	238,636	2018	2018	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1932 HX Base Yr 2020



87096 FARNSWORTH LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,897
TOTAL MARKET OB/XF VALUE		3,445
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		356,342
SOH/AGL Deduction		134,612
ASSESSED VALUE		221,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,008
TOTAL JUST VALUE		356,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807627	CO ISSUED	0	01/14/2019
B1807627	NEW CONSTR	253,501	07/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2250/1605	1/23/2019	SW	Q	I	01	235,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: MONTOOTH APRIL & BR						
2178/0001	2/01/2018	WD	Q	V	05	645,000
GRANTOR: D E C K LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W14 S10 E14$ W32 S28
FGR=[YR=2018] S21 E20 N21 FST=[YR=2018] W5 N4 E3 D2 R2
S2$ N2 U2 L2 W3 S4 W15$ E15 N4 E3 D2 R2 S19 E11
FOP=[YR=2018] S3 E7 N5 W3 D2 L2 W2$ E2 U2 R2 E3 S6 E12
N49$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2018	2018	3	97	378	
2	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2018	2018	3	97	3,067	

LAND DESCRIPTION

TOTAL OB/XF 3,445

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 02/23/2024 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS